Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
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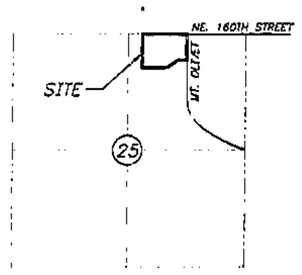
STRAWBERRY HILL SECOND PLAT

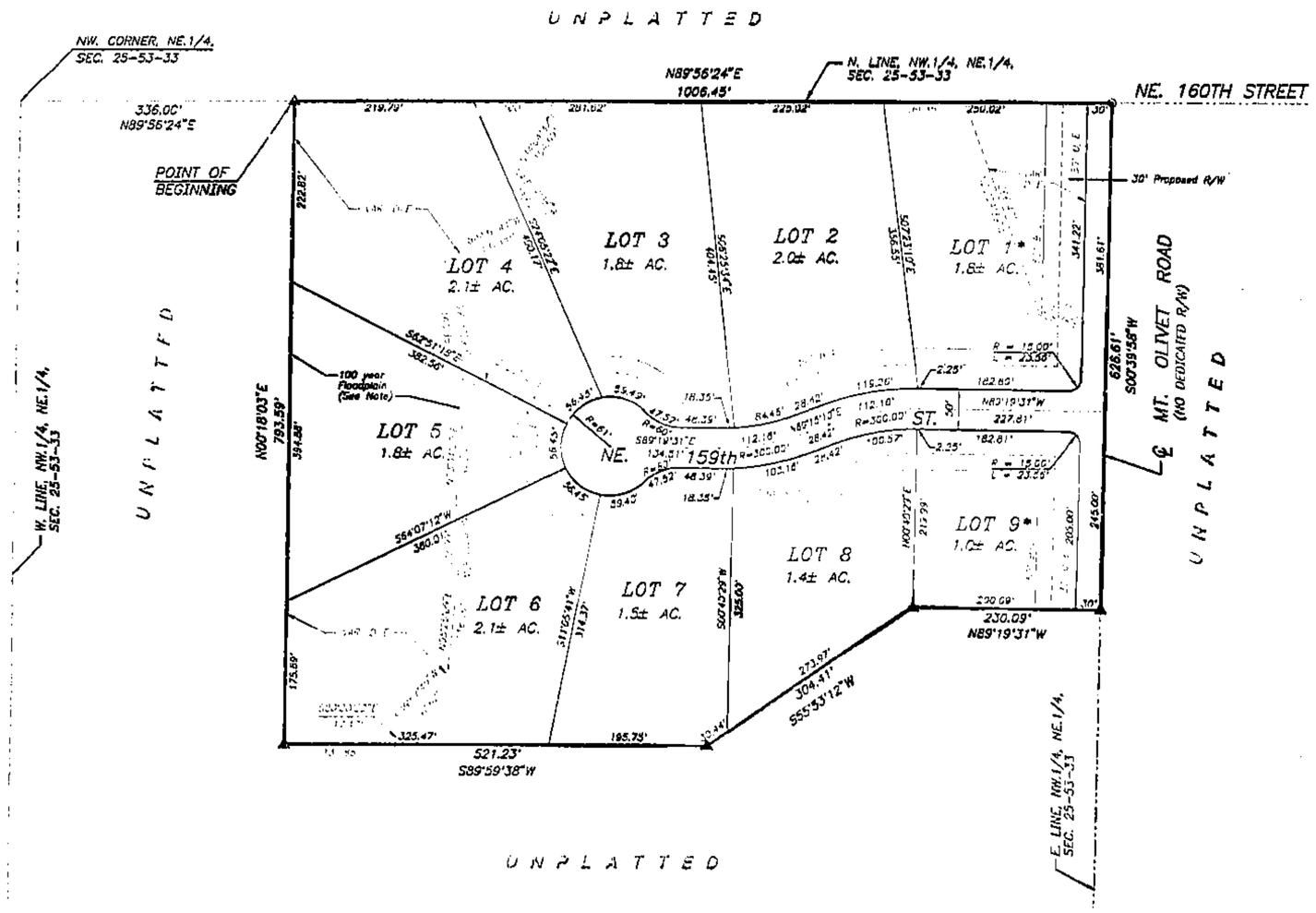
Q97387
FEB 19 2002

A SUBDIVISION IN SMITHVILLE
Clay County, Missouri



SEC. 25-53-33

Location Map



SCALE: 1" = 100'
100 50 0 100

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

NOTES:

Flood Plain = 100 Year Floodplain as shown is per FIRM Map #290086-0025-A dated 3-18-80 (Clay County, Missouri).

* Lots 1 and 9 Shall Have No Vehicular Access onto Mt. Olivet Road.

I hereby certify that the plat of STRAWBERRY HILL SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 1-21-02 SAM E. AYLETT, LS-2074

STATE OF MISSOURI
SAM E. AYLETT
NUMBER
LS-2074
REGISTERED LAND SURVEYOR

JOB NUMBER
37904

LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 25, Township 53, Range 33 in the City of Smithville, Clay County, Missouri described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 25; thence North 89 degrees 56 minutes 24 seconds East, along the North line of the Northeast Quarter of said Section 25, a distance of 336.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 56 minutes 24 seconds East, along the North line of the Northeast Quarter of said Section 25, a distance of 1006.45 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 00 degrees 39 minutes 58 seconds West, along the East line of the Northwest Quarter of the Northeast Quarter of said Section 25, a distance of 626.61 feet; thence North 89 degrees 19 minutes 31 seconds West, a distance of 230.09 feet; thence South 55 degrees 53 minutes 12 seconds West, a distance of 304.41 feet; thence South 89 degrees 59 minutes 38 seconds West, a distance of 521.23 feet; thence North 00 degrees 18 minutes 03 seconds East and parallel to the West line of the Northeast Quarter of said Section 25, a distance of 793.59 feet to the Point of Beginning. Said tract of land contains 16.45 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "STRAWBERRY HILL SECOND PLAT".

EASEMENTS: An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E, "Sanitary Easement" or "S/E", "Drainage Easement" or D/E.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: STARNES INVESTMENT, INC., has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 21 day of Jan., 2002

Robin Starnes, President — Don Starnes, Secretary

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 21 day of Jan, 2002, before me a Notary Public in and for said State, Personally appeared Robin Starnes, to me personally known, who being by me duly sworn did say that she is President of STARNES INVESTMENT, INC., and that the seal affixed to the instrument is the corporate seal of said STARNES INVESTMENT, INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Robin Starnes acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 11-11-2011 — NOTARY PUBLIC

This plat of "STRAWBERRY HILL SECOND PLAT" has been submitted to and approved by the Planning Commission this 7th day of AUGUST, 2001

CHAIRMAN — SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 21st day of AUGUST, 2001

MAYOR — CITY CLERK

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the _____ day of _____, 2002. In Book _____, Page _____ at _____ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

Prepared For: Developer & Owner
STARNES INVESTMENT, INC.
312 4TH STREET TERRACE
P.O. BOX 841
SMITHVILLE, MISSOURI 64089
DATE: January 21, 2002

http://www.ClayCoGov.com